



T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

MEMORANDUM

To: Encore Renewable Energy
From: Jeremy B. Owens
Date: October 20, 2025
Re: Williston H Solar Project – Historic Structures Review

The Williston H Solar Project (or the “Project”) is being developed by Williston H Solar, LLC on an industrial property located west of Redmond Road in Williston, Vermont. The Project is a proposed 2.75 MW (AC) photovoltaic electric generation facility, the fenced portion of which will occupy approximately 11 acres of the greater 440-acre parcel. The array will consist of ± 50 rows of fixed, ground-mounted racking units. These racking systems will be up to 15 feet tall on the high side, and each row will extend in an east-west direction.

T.J. Boyle Associates (TJBA) conducted a review of data available on the Vermont Division for Historic Preservation’s (“VDHP”) Online Resource Center¹ for the Town of Williston. This review of the VDHP Online Resource Center resulted in the identification of two nearby properties of historical significance that are listed on the State Register. Both of these properties are located south of the Project, and are identified below:

- VonSchoppe House²
- Old Redmond Farm (Farmhouse and Barn)³

Otherwise, no listed or obviously eligible sites were identified around the Project that would potentially be visible in the context of the proposed Project.

TJBA conducted a review of potential aesthetic impacts as a result of the Project and determined that views of the Project from the adjacent portion of Redmond Road, which extends in a roughly north-south orientation approximately 440’ or more east of the nearest proposed array structure, will be limited.

The VonSchoppe House, which at its nearest point is approximately 2,060’ south of the proposed array, is separated from the Project by existing deciduous and evergreen vegetation. While there may be some extremely limited visibility of the proposed array from within the structure, particularly during leaf-off conditions, the Project is unlikely to be visible from publicly accessible vantage points in the context of the VonSchoppe House.

The Old Redmond Farm currently consists of a farmhouse and barn (other surveyed buildings have since been removed), has not been used for residential purposes for several decades, and itself is located on the Project parcel. The farmhouse is situated approximately 1,400’ south of the nearest array structure, with the

¹ <https://accdservices.vermont.gov/ORC/Home.aspx>

² https://accdservices.vermont.gov/ORCDocs/Williston_StateRegister_NominationForm_00000008.pdf at PDF pgs. 51-57

³ https://accdservices.vermont.gov/ORCDocs/Williston_StateRegister_NominationForm_00000008.pdf at PDF pgs. 58-78

barn located approximately 30' further south. Based on field analysis, the proposed array structures will not be visible in conjunction with views of the farmhouse or barn, or at the very least will be heavily screened by intervening vegetation. For this reason, landscape mitigation is not currently proposed between the Project and the Old Redmond Farm buildings.

Other potential views in the area would be heavily screened by intervening landform, vegetation, and other obstructions, or would be at significant distances. As such, no other existing or potential historic properties were reviewed. The full aesthetic assessment is being submitted as Exh. WHS-JO-2, Aesthetic & Orderly Development Analysis Report, and contains more information on potential Project visibility from the surrounding area.